



# EL DORADO COUNTY PLANNING COMMISSION

Building C Hearing Room  
2850 Fairlane Court, Placerville, CA 95667  
<http://www.co.el-dorado.ca.us/planning>  
Phone: (530) 621-5355 Fax: (530) 642-0508

Alan Tolhurst, Chair, District V  
John MacCready, First Vice Chair, District II  
Dave Machado, Second Vice Chair, District III  
John Knight, District I  
Walter Mathews, District IV

Jo Ann Gillion ..... Clerk of the Commission

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## CONFORMED AGENDA

### **Regular Meeting July 24, 2008 – 8:30 A.M.**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman or Clerk prior to 8:30 a.m. Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to three minutes per person. The Commission reserves the right to waive said rules by a majority vote. **Please note:** Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

**The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.**

All Planning Commission hearings are tape recorded. Tapes are \$5.00 each, and anyone wishing to purchase a tape may do so by contacting Planning Services after the hearing.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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**8:30 A.M.**

1. **CALL TO ORDER**

2. **ADOPTION OF AGENDA**

3. **PLEDGE OF ALLEGIANCE**

4. **CONSENT CALENDAR** (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

a. **Minutes:** June 26, 2008  
**ACTION:** Approved

b. **General Plan Consistency**

GOV08-0003/Sienna Ridge School (Rescue Union School District); Finding of General Plan Consistency per Government Code Section 65402(a)

Staff: Thomas Lloyd **Recommendation:** Approve

**ACTION:** Request found consistent with El Dorado Hills Specific Plan

**END OF CONSENT CALENDAR**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **REZONE/TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT**

**Z06-0005/TM06-1408/PD06-0006** submitted by ALTO, LLC/GARY SPARKS (Agent: CTA Engineering and Surveying, Inc.) to rezone property from Exclusive Agriculture (AE) to Estate Residential Five-Acre Planned Development (RE-5-PD) and to create 23 single-family lots ranging in size from 78,147 square feet to 120,291 square feet (1.79 to 2.76 acres) and three (3) open space lots totaling 25.4 acres. The property, identified by Assessor's Parcel Number 126-100-19, consisting of 81.61 acres, is located approximately 3,000 feet northeast of the intersection of Malcolm Dixon Road and



10. **TENTATIVE SUBDIVISION MAP**

**TM07-1446/Fern Woods Subdivision** submitted by CARL DAMOUDE to create 12 lots ranging in size from 1 to 1.454 acres. Design waivers have been requested for the following: a) No on-site road improvements on existing Paradise Pines Rd.; b) No on-site road improvements on existing Wandering Way; c) No on-site road improvements on existing Fern Ave.; d) Allow for an outside radius reduction in the standard cul-de-sac from 50 to 40 feet to edge of pavement; e) Allow for increase in maximum grade of proposed streets to a 12 percent sustained grade and in one section, not to exceed 125 feet in length, allowing a maximum grade of 15 percent; f) Allow for increase in the maximum cross-slope of cul-de-sac to 10 percent; and g) Allow for reduction in the minimum road width to 20 feet for two onsite proposed roads (proposed Sheridan Court and Helena Lane) from their intersection to their ends. The property, identified by Assessor's Parcel Number 076-111-01, consisting of 14.71 acres, is located on the east side of Larkspur Lane, approximately 0.1 miles north of intersection with Cedar Drive, in the **Cedar Grove area**, Supervisorial District III. (Negative declaration prepared)\* (continued from 6/26/08)

Staff: Aaron Mount                      Recommendation:      Conditional approval  
**ACTION:**                                      Conditionally approved

11. **ORDINANCE**

a. **OR07-0004/Lot Line Adjustment:** Review of draft Lot Line Ordinance which reflects input from various meetings and a public workshop. (Exempt pursuant to Section 15061b of the CEQA Guidelines)\*\*

Staff: Lillian MacLeod                      Recommendation:      Recommend approval  
**ACTION:**                                      Recommended approval

b. **OR07-0006/Flood Damage Prevention:** Review of draft Flood Damage Prevention Ordinance which reflects input from a public workshop, discussions with the Department of Water Resources and Building Services, and review by County Counsel. (Exempt pursuant to Section 15061 of the CEQA Guidelines)\*\*

Staff: Lillian MacLeod                      Recommendation:      Recommend approval  
**ACTION:**                                      Recommended approval

12. **GENERAL PLAN UPDATE**

13. **ZONING ORDINANCE UPDATE**

14. **DEPARTMENT OF TRANSPORTATION**

15. **COUNTY COUNSEL'S REPORTS**

**16. DIRECTOR'S REPORTS**

**17. ADJOURNMENT**

Respectfully submitted,  
LAWRENCE W. APPEL, Deputy Director of Planning Services

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

\*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.

**Meetings for the Month of August**

August 14, 2008; 8:30 a.m. – Regular  
August 28, 2008; 8:30 a.m. – Regular